

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
March 10, 2005**

Present: Chairman Kay Matthews, Bill Lucas, Kay Wilkins

Absent: Betty Amator, Arnold Moya

Staff: Larisa Bogardus, Zoning Administrator

Public: Walter LaValley, Michael LaValley, Becky Coffman, Robert Coffman, Scott Olsen, Howard Filleman, Debra Valenzuela, J.A. and Mary Dargitz, Troy Burk, Edde Castillo, Tony Castillo.

1. CALL TO ORDER

Chairman Kay Matthews called the meeting to order at 7 p.m.

Roll Call: Present: Bill Lucas
Kay Matthews
Kay Wilkins

2. PUBLIC PARTICIPATION: There was no public participation.

CONSENT ITEMS

3. MINUTES: Motion by Commissioner Wilkins, second by Commissioner Lucas to approve the minutes of the Feb. 10, 2005 meeting as presented. Passed 3-0.

4. ZONING ADMINISTRATOR'S REPORT: No action, questions or comments.

OLD BUSINESS

5. WALLS and FENCES: Chairman Matthews moved this behind item 9 to allow permit applicants to present their cases and leave if they so choose.

NEW BUSINESS

6. CUP 2005-005: Commissioner Lucas asked why a 5-foot fence was necessary. Mrs. Coffman answered it is for security and privacy. Commissioner Wilkins expressed concern about allowing a solid 5-foot fence at the front of the property, as the police department has indicated fences higher than 3-feet are a hindrance to law enforcement. Motion by Commissioner Wilkins, second by Commissioner Lucas to table the item until the April meeting to get feedback from police and fire departments. Passed 3-0.

7. CUP 2005-007: Resident Troy Burk asked if any of the operations would be conducted outside the fence. Scott Olsen of Sturgeon Electric said no, that the site is merely a staging area and secure parking facility for employees. Mr. Burk said he had no objection as the operation would not affect his pastures surrounding the property. Motion by Commissioner Lucas, second by Commissioner Wilkins to approve the permit as presented. Passed 3-0.

8. **CUP 2005-008:** Ms. Valenzuela said she was willing to compromise on the height and materials used, however, she needs at least a 4-foot fence around the west and north sides of the property to contain her dogs. The privacy fence would be at the sides and rear of the property. The site plan was annotated to specify where the higher fence would be allowed. Motion by Commissioner Wilkins, second by Commissioner Lucas to allow the fence as agreed upon with Ms. Valenzuela, with the condition that it meet corner setback requirements. Passed 3-0.
9. **CUP 2005-009:** Commissioner Lucas commented that he saw no potential impact on traffic in the area by the limousine service. Mr. LaValley said the business would primarily be conducted by telephone and the limousine would be parked there in between trips. Motion by Commissioner Lucas, second by Commissioner Wilkins determining that a limousine service is similar to a taxi stand, which is a conditional use in the C-1 zone. Passed 3-0. Motion by Commissioner Wilkins, second by Commissioner Lucas to approve the permit as presented. Passed 3-0.
5. Return to Item 5, Walls and Fences. Ms. Bogardus explained that the draft document included suggestions from the police department and public works, as well as incorporating the changes discussed by the commission during the Feb. 10, 2005 meeting. Motion by Commissioner Wilkins, second by Commissioner Lucas to recommend the changes to the town council. Passed 3-0.
10. **SECTION 302 (G) REVOCATION:** Chairman Matthews asked if this would prevent situations like the Feb. 24 special meeting. Ms. Bogardus answered it would and went on to explain that the commission approves a use, with conditions. Enforcement of the permit and building and development standards set forth in the code is up to the zoning administrator and building inspector. Motion by Commissioner Lucas, second by Commissioner Wilkins to recommend the change to the town council. Passed 3-0.
11. **SECTIONS 416, 417 and 418:** Commissioner Lucas questioned how a construction project is determined to be abandoned. Ms. Bogardus answered that a building permit has an expiration date and if the project is not completed or the permit renewed, the project would be considered abandoned. Motion by Commissioner Lucas, second by Commissioner Wilkins to recommend the changes to the town council. Passed 3-0.
12. **SECTION 405 SIGNS:** The consensus of the commission was to hold a work session to discuss this in greater detail and also give absent commissioners an opportunity to be present and participate. It was decided that Ms. Bogardus would poll the commissioners for a convenient date after mid-April.
13. **MINOR LANDSPLITS:** Ms. Bogardus said this would be a long process as there are no regulations in place at this time and suggested appointing a subcommittee to draft recommendations. Chairman Matthews questioned the need for regulating small splits. Ms. Bogardus explained that the county is not obligated to enforce the town's zoning requirements and minor splits currently are taking place without the town's oversight or input regarding access, frontage requirements or utility easements, among other things. Commissioner Lucas suggested inviting local realtors or the MLS to participate in discussions. Commissioners Lucas and Wilkins declined to volunteer for the subcommittee to possible conflicts of interest. It was decided to discuss the matter again at the April meeting when other commissioners are present.

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ADJOURNMENT: Motion by Commissioner Wilkins, second by Commissioner Wilkins. Passed 3-0.

The meeting adjourned at 7:55 p.m.

Kay Matthews, Chairman